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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 20, 2024

Ryan Howser
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Rolling Hills Ranch North Filing No. 1 Final Plat (SF-24-011)

Hello Ryan,

The Park Planning Division of the Parks and Community Services Department has reviewed the Rolling Hills Ranch North Filing No. 1 Final Plat and has the following preliminary comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for their endorsement on June 12, 2024:

This is a request by N.E.S., Inc., on behalf of GTL Development, Inc., for endorsement of the Rolling Hills Ranch North Filing No. 1 Final Plat. Rolling Hills Ranch North is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon and east of the intersection of Meridian Road and Rex Road. The proposed 60.7-acre filing will include 239 single-family residential lots, with a minimum lot size of 6,000 square feet.

The 2022 El Paso County Parks Master Plan shows the proposed Meridian Ranch Secondary Regional Trail running east-west through the northernmost section of the Meridian Ranch development, approximately 1,400 feet north of Filing No. 1, which is connected to the Regional Trail via an internal concrete trail system. Within Meridian Ranch, this paved concrete trail is completed to the west of the development in the Estates at Rolling Hills Ranch. The Meridian Ranch Secondary Regional Trail continues eastward into adjacent Falcon Regional Park, where it connects to the Eastonville Primary Regional Trail near the eastern boundary of Falcon Regional Park. In 2020, both trails were constructed within the boundary of the park, thus allowing for future connectivity between Falcon Regional Park and the overall Meridian Ranch development.

The open space dedication proposed within the overall Rolling Hills Ranch North comprises 46.5 acres, or 31.2% of the subdivision, and therefore far exceeds the El Paso County Land Development Code's required PUD 10% open space dedication. Filing No. 1 contains 6.6 acres or 10.9% of the filing's acreage. The PUD Development Plan and Preliminary Plan shows a six-foot wide concrete trail along the northern plat boundary, comprising the Meridian Ranch Secondary Regional Trail, with additional internal trails connecting to the nearby neighborhoods. While Rolling Hills Ranch North does not include a neighborhood park, it is within close proximity to parks located immediate adjacent and south of the development in The Sanctuary at Meridian Ranch, as well as Falcon Regional Park. The extensive trail and sidewalk network connects residents to a variety of recreation facilities throughout the Meridian Ranch development, including other neighborhood parks, community and recreation centers, and an 18-hole golf course.

During the review of the Rolling Hills Ranch North PUD Development Plan and Preliminary Plan, staff recommended that the applicant consider the inclusion of an internal trail through the northern portion the central open space tract, north of Sunrise Ridge Drive, to connect to the internal trail as shown in the southern portion of the tract. A second review of the PUD Preliminary Plan showed the inclusion of the recommended trail, which will allow for direct connection between the northern residences of Rolling Hills Ranch North, as well as users of the Meridian Ranch Regional Trail, with the neighborhood park at The Sanctuary at Meridian Ranch, located on the south side of Rex Road. A mid-block crossing at Sunrise Ridge Drive will allow for a safe pedestrian crossing between the northern and south sections Rolling Hills Ranch North.

County Parks acknowledges the waiver of \$222,705 of combined regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands and recommends urban park fees in lieu of land dedication for urban park purposes. As stated in the Letter of Intent, the developer intends to submit a request for a Park Lands Agreement to address credits against urban park fees in exchange for the construction and landscaping of the aforementioned trail corridors and open spaces. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of Final Plat. If no Park Lands Agreement is requested, the urban park fees for Filing No. 1 would total \$72,417, as shown on the attached Development Application Review Form.

Recommended Motion (Filing No. 1 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Rolling Hills Ranch North Filing No. 1 Final Plat: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) require fees in lieu of land dedication for urban park purposes in the amount of \$72,417 to be paid at time of the recording of the Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is reviewed and approved by the County and executed prior to recording this Final Plat.

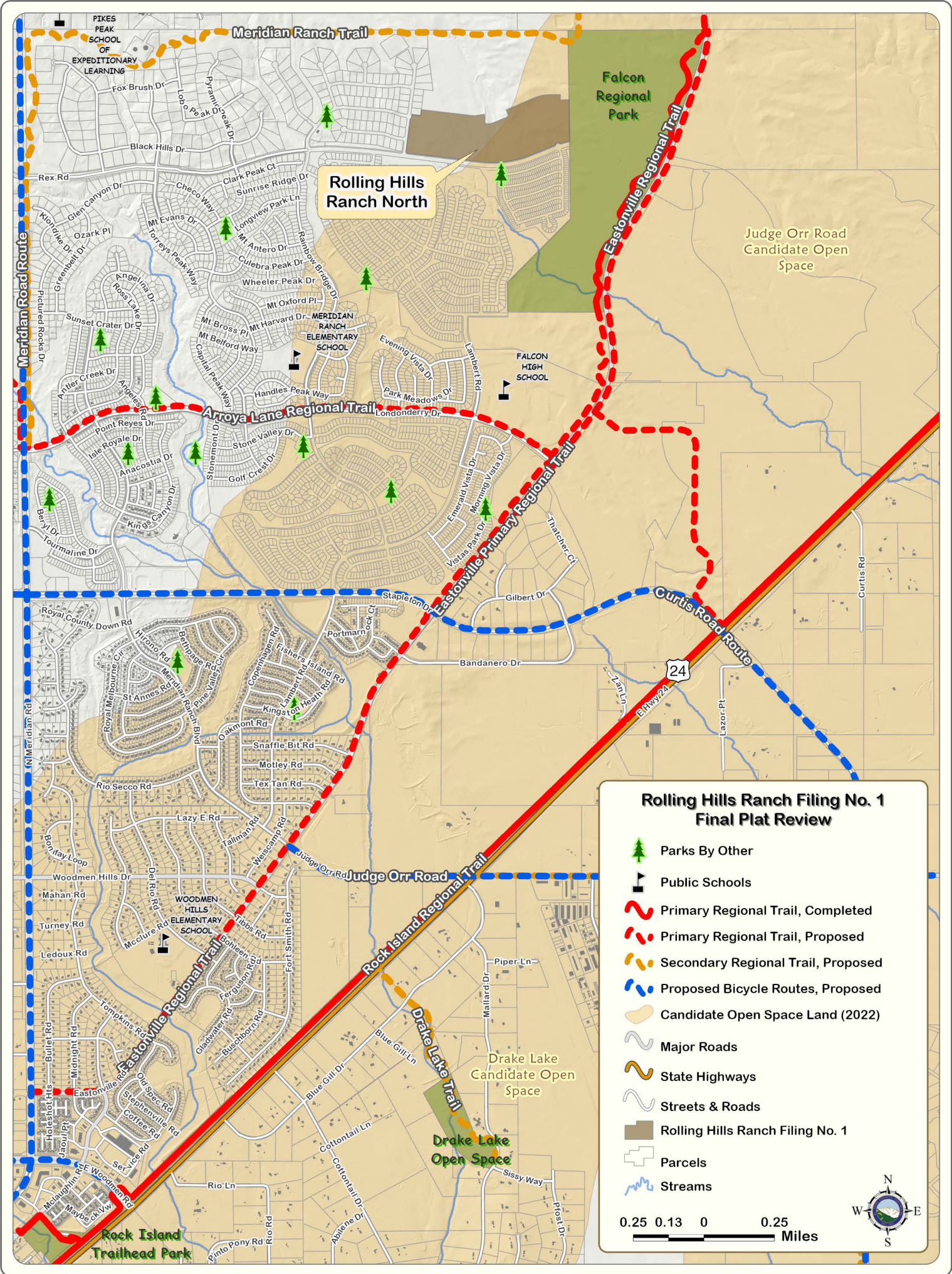
Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com





Rolling Hills Ranch North

**Rolling Hills Ranch Filing No. 1
Final Plat Review**

- Parks By Other
- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Candidate Open Space Land (2022)
- Major Roads
- State Highways
- Streets & Roads
- Rolling Hills Ranch Filing No. 1
- Parcels
- Streams

0.25 0.13 0 0.25 Miles

N
W E
S

Judge Orr Road
Candidate Open
Space

Drake Lake
Candidate Open
Space

Rock Island
Trailhead Park

**Rolling Hills Ranch Filing No. 1
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0.25 0.13 0 0.25 Miles



**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

June 12, 2024

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Rolling Hills Ranch North Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-011	Total Acreage:	60.70
		Total # of Dwelling Units:	239
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.84
GTL Development, Inc.	N.E.S., Inc.	Regional Park Area:	2
Raul Guzman	Andrea Barlow	Urban Park Area:	3
3575 Kenyon Street, Suite 200	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
San Diego, CA 92110	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

Regional Park Area: 2

Urban Park Area: 3

0.0194 Acres x 239 Dwelling Units = 4.637
Total Regional Park Acres: 4.637

Neighborhood:	0.00375 Acres x 239 Dwelling Units =	0.90
Community:	0.00625 Acres x 239 Dwelling Units =	1.49
	Total Urban Park Acres:	2.39

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 3

\$505 / Dwelling Unit x 239 Dwelling Units = \$120,695
Total Regional Park Fees: \$120,695

Neighborhood:	\$119 / Dwelling Unit x 239 Dwelling Units =	\$28,441
Community:	\$184 / Dwelling Unit x 239 Dwelling Units =	\$43,976
	Total Urban Park Fees:	\$72,417

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Rolling Hills Ranch North Filing No. 1 Final Plat: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) require fees in lieu of land dedication for urban park purposes in the amount of \$72,417 to be paid at time of the recording of the Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is reviewed and approved by the County and executed prior to recording this Final Plat.

Park Advisory Board Recommendation: